

MONUMENTS
○ Set 3/4" Iron Pipes
● Found Monuments
(Pipe, Rod, Etc.)
All monuments set have a plastic cap stamped L.S. 47034.

BEARINGS
Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

PROPERTY OWNER

HENRY A. SCHUMANN AND LUELLA M. SCHUMANN

LEGAL DESCRIPTION

Lot 1, Block 1, Schumann Business Park Second, in the City of Stewartville, Olmsted County, Minnesota.

AND,

Lots 1 and 2, Block 2, Schumann Business Park Second, in the City of Stewartville, Olmsted County, Minnesota.

LOT AREA & ZONING DISTRICT

Lot 1, Block 1	139,760 SQ. FT.	M-1 LIGHT MANUFACTURING
Lot 1, Block 2	67,927 SQ. FT.	M-1 LIGHT MANUFACTURING
Lot 2, Block 2	110,563 SQ. FT.	M-1 LIGHT MANUFACTURING

ZONING REQUIREMENTS

M-1 LIGHT MANUFACTURING
FOR FURTHER INFORMATION CONTACT:
STEWARTVILLE CITY HALL
105 E 1ST STREET
STEWARTVILLE, MN 55976
(507) 533-4745

MINIMUM LOT AREA: 6000 SQ. FT.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD - 15 FEET
SIDE YARD - 10 FEET
REAR YARD - 10 FEET

THE SURVEYED PROPERTY SUBJECT TO AIRPORT ZONING ORDINANCES PER DOC. NO. A-1091140. (SEE SURVEYOR'S NOTES)

FLOOD ZONE INFORMATION

SITE IS LOCATED IN ZONE X;
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
FLOOD INSURANCE RATE MAP FOR
OLMSTED CO., MINNESOTA
MAP NO. 27109C0325 D
EFFECTIVE DATE: 04-17-1995.

SURVEYOR'S NOTES

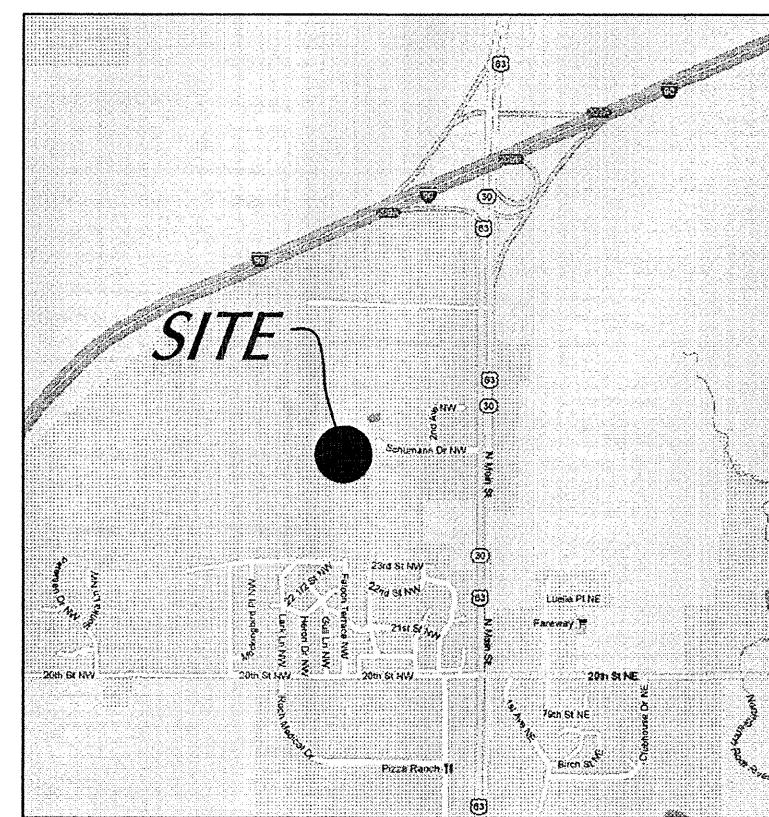
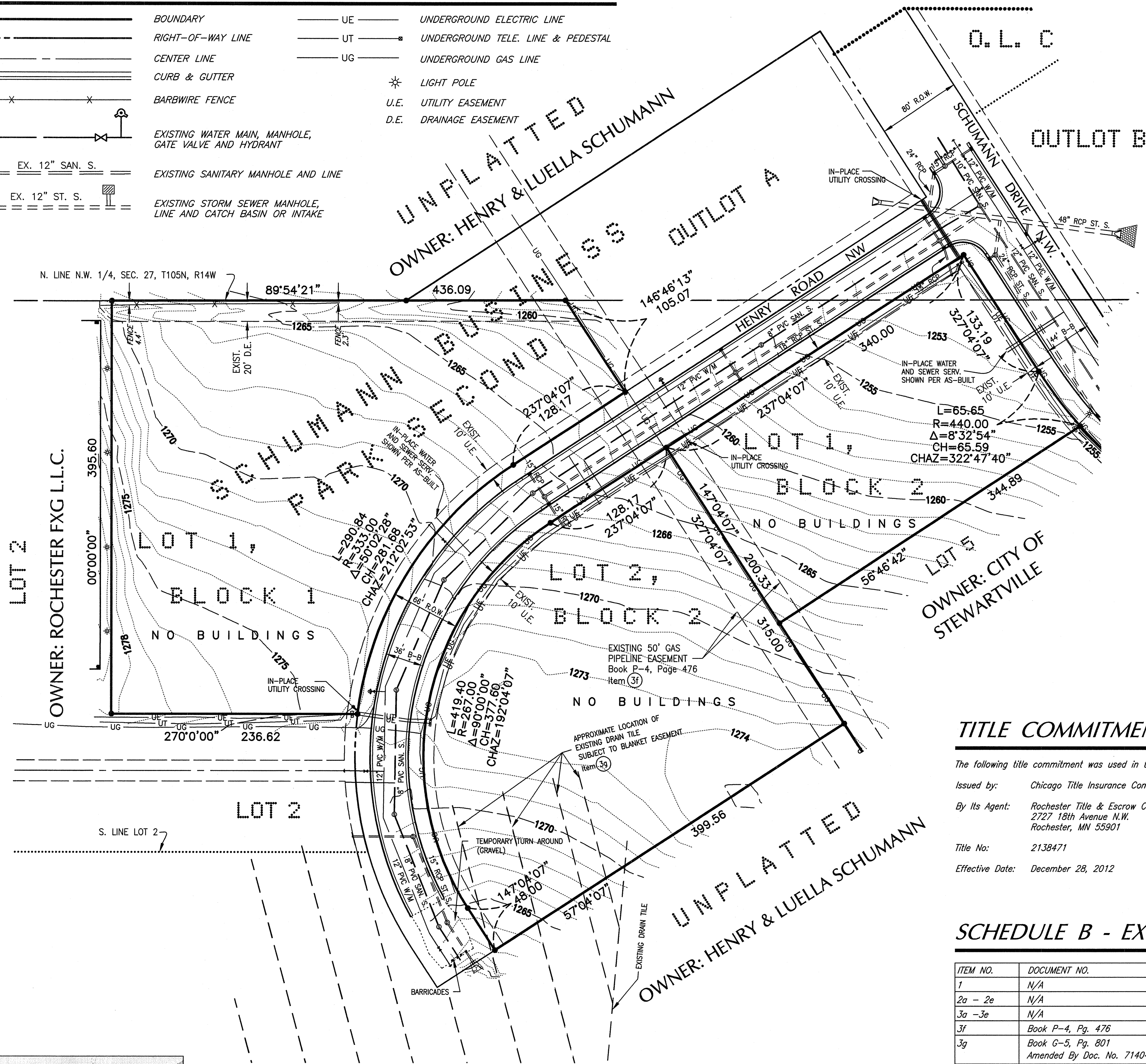
1. THE SURVEYED PROPERTY LIES WITHIN "ZONE C" OF "ROCHESTER INTERNATIONAL AIRPORT ZONING ORDINANCES-ORDINANCE No. 5" DATED DECEMBER 07, 2005, RECORDED FEBRUARY 06, 2006 AS DOC. NO. A-1091140.
2. THE SURVEYOR OBSERVED NO EVIDENCE OF ANY BUILDINGS WITHIN THE SURVEYED PROPERTY.
3. THE SURVEYOR OBSERVED NO EVIDENCE OF A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WITHIN THE SURVEYED PROPERTY.

UTILITY LOCATIONS

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKINGS AND YAGGY COLBY ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR MIS-LOCATED OR UNMARKED UTILITIES. TICKET NO. 130030383.

SYMBOL LEGEND

	BOUNDARY		UE	UNDERGROUND ELECTRIC LINE
	RIGHT-OF-WAY LINE		UT	UNDERGROUND TELE. LINE & PEDESTAL
	CENTER LINE		UG	UNDERGROUND GAS LINE
	CURB & GUTTER			LIGHT POLE
	BARBWARE FENCE		U.E.	UTILITY EASEMENT
			D.E.	DRAINAGE EASEMENT
	EXISTING WATER MAIN, MANHOLE, GATE VALVE AND HYDRANT			
	EX. 12" SAN. S.			
	EXISTING SANITARY MANHOLE AND LINE			
	EX. 12" ST. S.			
	EXISTING STORM SEWER MANHOLE, LINE AND CATCH BASIN OR INTAKE			



VICINITY MAP - STEWARTVILLE, MN

BENCHMARKS

1. TOP NUT HYDRANT ON N. SIDE OF SCHUMANN DRIVE AT SE CORNER OF LOT 2, BLOCK 2. ELEV. = 1259.23
2. TOP NUT HYDRANT ON S. SIDE OF SCHUMANN DRIVE AT INTERSECTION OF 2ND AVENUE N.W. ELEV. = 1255.46

TITLE COMMITMENT

The following title commitment was used in the preparation of this survey.

Issued by: Chicago Title Insurance Company

By Its Agent: Rochester Title & Escrow Company
2727 18th Avenue N.W.
Rochester, MN 55901

Title No: 2138471

Effective Date: December 28, 2012

SCHEDULE B - EXCEPTION ITEMS

ITEM NO.	DOCUMENT NO.	COMMENT
1	N/A	NOT SURVEY RELATED
2a - 2e	N/A	NOT SURVEY RELATED
3a - 3e	N/A	NOT SURVEY RELATED
3f	Book P-4, Pg. 476	PIPELINE EASEMENT - shown on survey
3g	Book G-5, Pg. 801 Amended By Doc. No. 714047	DRAINAGE AGREEMENT - blanket easement



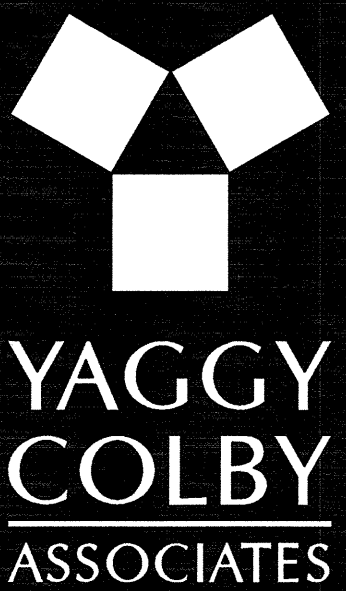
CERTIFICATION

To Henry and Luella Schumann, Husband and Wife; and the City of Stewartville, a Minnesota Municipal Corporation; and Rochester Title and Escrow Company, as Agent for Chicago Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 8, 11(b), 13, 16, and 18 of Table A thereof. The field work was completed on Jan 11, 2013.

Mark J. Haselius
Mark J. Haselius, Land Surveyor
Minnesota License No. 47034
Mhaselius@yaggy.com

Date: 2-05-2013



ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark J. Haselius
MARK J. HASELIUS
47034 2-05-2013
NUMBER DATE

SCHUMANN BUSINESS PARK SECOND

STEWARTVILLE, MINNESOTA

ALTA / ACSM LAND TITLE SURVEY

PROJECT NUMBER 11906

DATE 02/05/2013

DRAWN BY MJH

CHECKED BY MJH

REVISION HISTORY

SHEET NUMBER

1

OF ONE SHEETS